SHORT PLAT NO. _____
KIRKLAND, WASHINGTON

APPROVALS:

Examined, Reviewed and Approved by the City of Kirkland pursuant to the Short Plat Subdivision Provisions of Title 22 (Land Subdivision), Kirkland Municipal Code, This _____ Day of _____, 2016

_____
Director, Development of Planning and Community Development

DEPARTMENT OF ASSESSMENTS

Examined and approved this _____ day of _____, 20

_____
King County Assessor

_____
Deputy Assessor

Account Number 264950–0095

RECORDING NO.	VOL./PAGE

SCALE: 20 0 10 20 40 80 — 1 inch = 20 ft.

PORTION OF
SW 1/4, SW 1/4 SEC 08, TWN 25 N, R 5 E, W.M.

DEDICATION
(R.C.W. 58.17.165)

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby short subdivided, hereby declare this short plat to be the graphic representation of the short subdivision made hereby, and do hereby dedicate to the use of the public forever all streets and avenues not shown as private hereon and dedicate the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, and also the right to make all necessary slopes for cuts and fills upon the lots shown thereon in the original reasonable grading of said streets and avenues, and further dedicate to the use of the public all the easements and tracts shown on this short plat for all public purposes as indicated thereon, including but not limited to parks, open space, utilities and drainage unless such easements or tracts are specifically identified on this short plat as being dedicated or conveyed to a person or entity other than the public, in which case we do hereby dedicate such streets, easements, or tracts to the person or entity identified and for the purpose stated.

Further, the undersigned owners of the land hereby short subdivided waive for themselves, their heirs and assigns and any person or entity deriving title from the undersigned, any and all claims from damages against The City of Kirkland, its successors and assigns which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this short subdivision other than claims resulting from inadequate maintenance by the City of Kirkland.

Further, the undersigned owners of the land hereby short subdivided agree for themselves, their heirs and assigns to indemnify and hold The City of Kirkland, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this short subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or subsurface water flows within this short subdivision or by establishment, construction or maintenance of the roads within this short subdivision. Provided, this waiver and indemnification shall not be construed as releasing The City of Kirkland, its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or in part from the negligence of The City of Kirkland, its successors, or assigns.

This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.

IN WITNESS WHEREOF we set our hands and seals.

_____ _____
Nebil Dikmen, Manager

ACKNOWLEDGMENTS

State of Washington

County of _____

On this ____ day of _____, 20___, personally appeared to me known to be the _____ of the corporation that executed foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mention, and on oath stated that he/she was duly authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written

_____
Notary Public in and for the State of Washington
Notary (Print) _____
My Appointment Expires _____
Date _____

OWNER

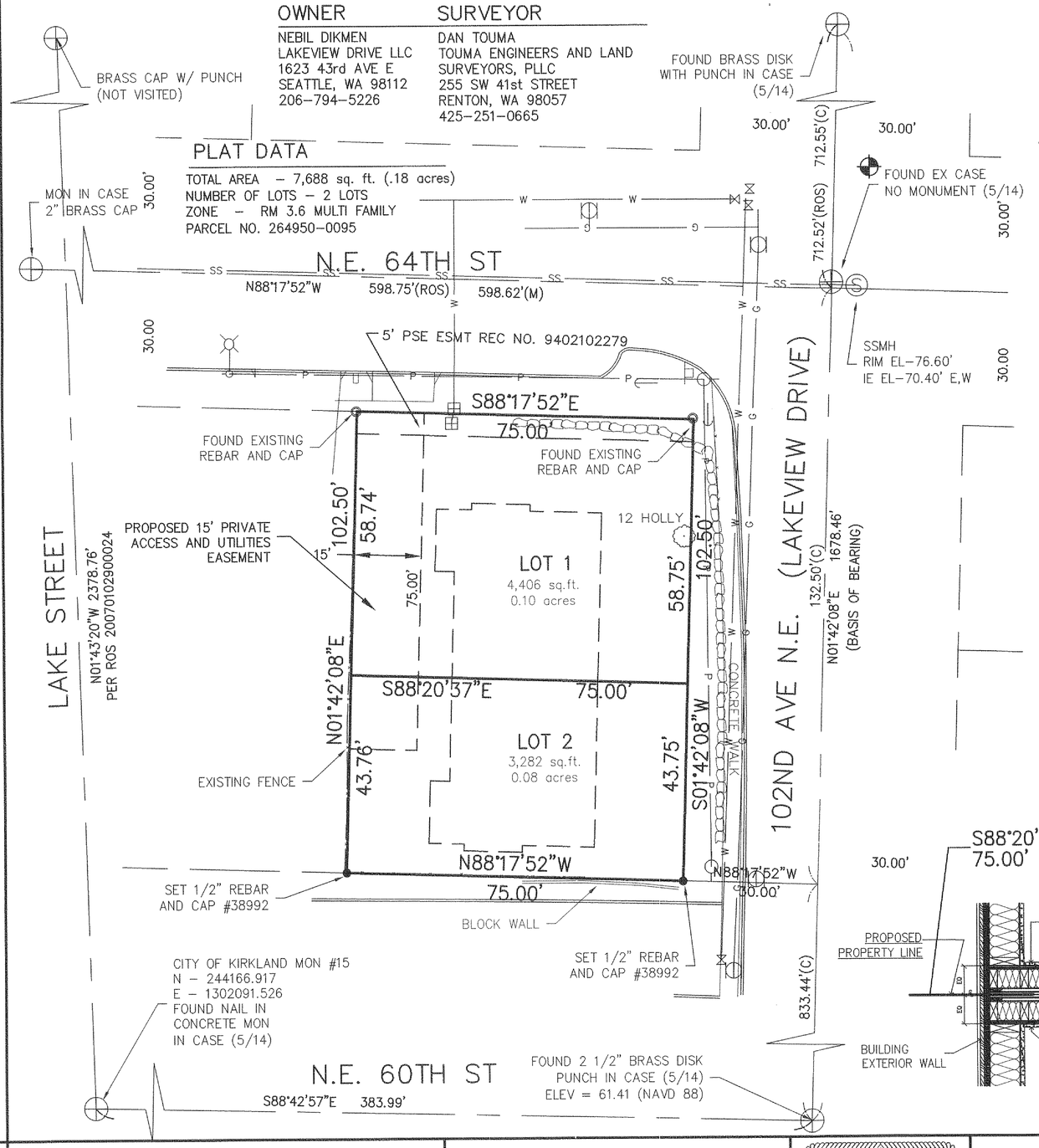
NEBIL DIKMEN
LAKEVIEW DRIVE LLC
1623 43rd AVE E
SEATTLE, WA 98112
206–794–5226

SURVEYOR

DAN TOUMA
TOUMA ENGINEERS AND LAND SURVEYORS, PLLC
255 SW 41st STREET
RENTON, WA 98057
425–251–0665

PLAT DATA

TOTAL AREA – 7,688 sq. ft. (.18 acres)
NUMBER OF LOTS – 2 LOTS
ZONE – RM 3.6 MULTI FAMILY
PARCEL NO. 264950–0095



SURVEY NOTES

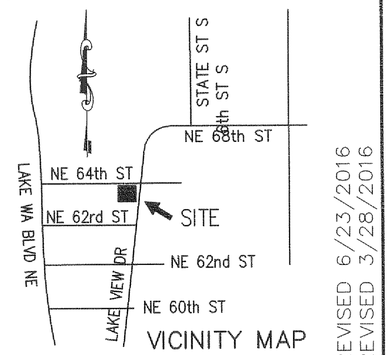
INSTRUMENT: TOPCON GPT 3000W TOTAL STATION
METHOD USED: FIELD TRAVERSE WITH ACTUAL FIELD MEASUREMENTS AND ANGLES WAC 332–130–090
DATE OF SURVEY: MAY 2014
BENCHMARK: CITY OF KIRKLAND MON #2
2 1/2" BRASS DISK IN CASE
AT THE INTER OF LAKEVIEW DR & NE 60TH ST
ELEVATION = 61.41 (NAVD88)
BASIS OF BEARING: 102ND AVE N.E. (N01°42'08"E)
REFERENCE SURVEYS: RECORDING 20070102900024

LEGAL DESCRIPTION

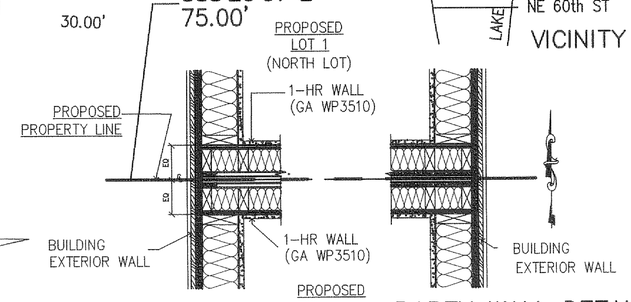
LOT 10 AND THE EAST HALF OF LOT 9, BLOCK 2, FRENCH'S HOMESTEAD VILLA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 20 OF PLATS, PAGE 24, IN KING COUNTY, WASHINGTON.

LEGEND

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SIGN
- CONIFER TREE
- DECIDUOUS TREE
- MON IN CASE
- GAS VALVE
- (M) MEASURED
- CB TYPE 1
- CB TYPE 2
- UTILITY POLE
- MAIL BOX
- FOUND EXISTING REBAR AND CAP
- SET 1/2 REBAR W/CAP #38992
- ROCKERY
- (ROS) RECORD OF SURVEY



VICINITY MAP



PARTY WALL DETAIL
NTS

REVISED 6/23/2016
REVISED 3/28/2016

VOL./PAGE

RECORDER'S CERTIFICATE

filed for record this.....day of.....,20.....at.....M
in book.....of.....at page.....at the request of
.....

.....
Mgr.

.....
Supt. of Records

LAND SURVEYOR'S CERTIFICATE

This Short Plat correctly represents a survey made by me or under my direction in conformance with the requirements of the appropriate State and County Statute and Ordinance in JUNE, 2016.

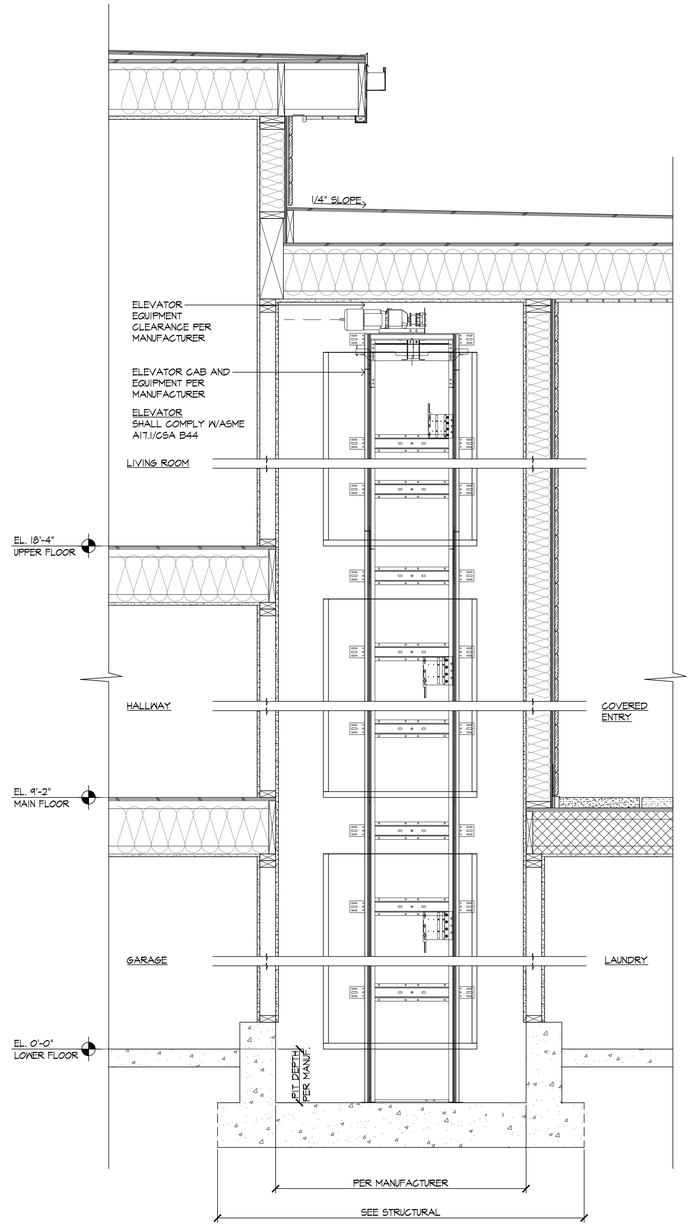
.....
Certificate No. 38992

TOUMA ENGINEERS AND LAND SURVEYORS, PLLC
255 SW 41st STREET • RENTON WA 98057
PHONE (425) 251–0665 FAX (425) 251–0625
toumaengineering@gmail.com

DAN M. TOUMA STATE OF WASHINGTON 38992 REGISTERED PROFESSIONAL LAND SURVEYOR

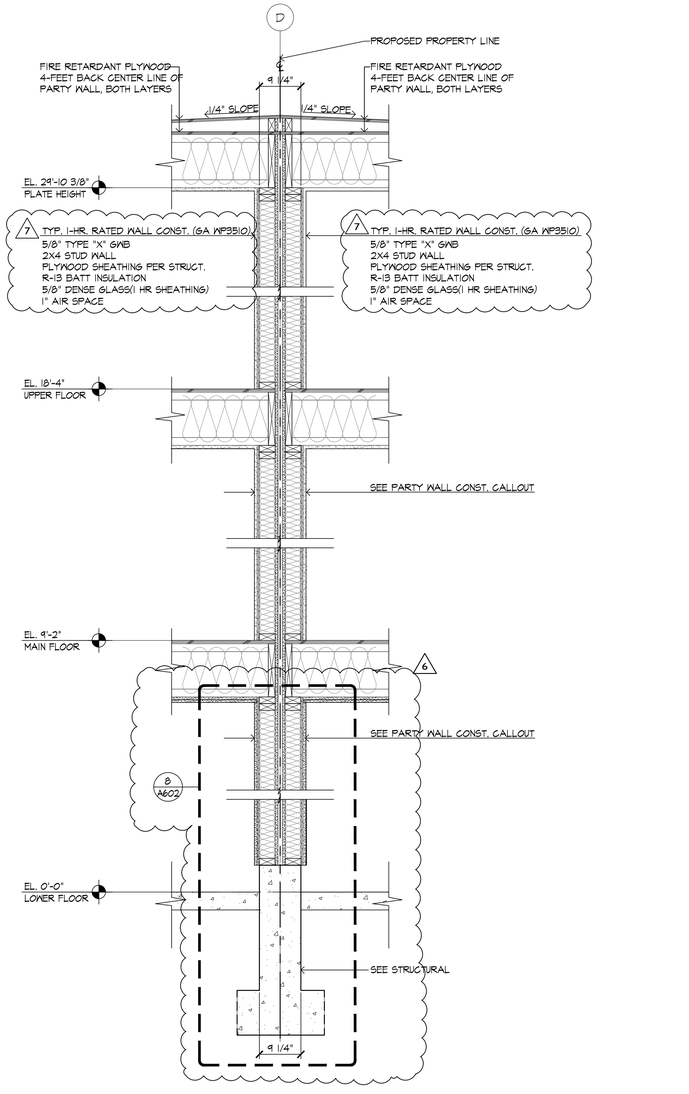
NE 64th ST SHORT PLAT
10143 NE 64TH ST, KIRKLAND WA, 98033

DWN. BY	DATE	JOB NO.
DAN T	DECEMBER 2015	955–004–015
CHKD. BY	SCALE	SHEET
MHT	1" = 20'	1 OF 1



2 ELEVATOR SHAFT SECTION

3/4"=1'-0" 0 5 2 6



1 PARTY WALL SECTION

3/4"=1'-0" 0 5 2 6

#3369 REGISTERED ARCHITECT
STATE OF WASHINGTON
BRIAN BRAND

KIRKLAND TOWNHOMES

10143 NE 64TH STREET
KIRKLAND WA

PROJECT NUMBER: 14-0419
PROJECT MANAGER: JL
DRAWN BY: JD
PLOT DATE: Jun 23, 2016 - 11:16am

DATE: JULY 30, 2014 - PERMIT SUBMITTAL
CONSTRUCTION SET

REVISIONS:

1 REVISION 03-26-2015
7 REVISION 06-23-2016

6 PERMIT REVISION 07-21-2015

baylis ARCHITECTS
10801 Main Street, #110 | Bellevue,WA 98004
1904 Third Avenue, #330 | Seattle, WA 98101
BaylisArchitects.com | (425) 454 0888

WALL SECTIONS

A402 1

DensGlass® Sheathing is a preferred substrate under brick, stone, stucco, siding and Exterior Insulation and Finishing Systems (EIFS) because of its exemplary track record. DensGlass Sheathing should be specified for any project where flexibility and easy sheathing installation are paramount without the headaches and expense of delamination, deterioration, sagging and warping. Look for the distinctive GOLD color to ensure you're using genuine DensGlass Sheathing.

Mold Resistance

In independent testing, DensGlass Sheathing, with its fiberglass mat design, has achieved a score of 10, the highest level of performance for mold resistance under ASTM D 3273. For additional information concerning mold resistance, go to www.buildgp.com/safetyinfo.

Strength

Fiberglass mats penetrate into the panel to make an integrated unit that offers superb strength; outstanding resistance to delamination, deterioration, warping and job site damage; and an excellent bonding surface for EIFS. The flexural strength of DensGlass Sheathing is approximately the same in both directions. This means DensGlass Sheathing can be installed either vertically or horizontally without sacrificing wall strength between studs. DensGlass panels also protect and help stabilize structural framing.

Stability

DensGlass Sheathing is extremely resistant to rippling, buckling and sagging, even under humid conditions—which makes it particularly suitable for soffits. In actual tests, DensGlass panels exceeded ASTM C 1396 standards for humidified deflection by a factor of five times over the standard for paper-faced gypsum sheathing.

Fire Resistance

DensGlass Sheathing is noncombustible as described and tested in accordance with ASTM E 136 or CAN/ULC S114. 5/8" (15.9 mm) DensGlass® Fireguard® Sheathing is included in a variety of UL and ULC listings and other designs in the GA-600 Fire Resistance Design Manual.

Superior Weather Protection

DensGlass Sheathing integrates a water-resistant, treated core with a fiberglass mat face and back to provide superb protection from the elements.

A water-resistive barrier is not required over DensGlass Sheathing to provide for the protection of the gypsum sheathing during installation. DensGlass Sheathing is the ideal substrate for a wide variety of air and water-resistive barriers including building wraps, fluid applied coatings, self-adhering membranes and spray foam applications. See page 10 for details.

Easy to Handle

DensGlass Sheathing is lightweight and easy to handle. It can be cut and fastened with standard drywall tools and fasteners. The product is much easier to work with than cement board, fiber cement sheathing or magnesium oxide sheathing which tend to be heavy and brittle.

Outstanding Warranty

DensGlass Sheathing is covered by a 12-month limited warranty for exposure to normal weather conditions, a five-year limited warranty against manufacturing defects and a 12-year limited warranty when used as a substrate for architecturally specified EIFS. For a copy of the limited warranty, visit our website at www.gpgypsum.com.

Standards and Code Compliance

DensGlass Sheathing is manufactured to meet ASTM C 1177. Application standards where applicable are in accordance with Gypsum Association Publication GA-253 for gypsum sheathing or ASTM C 1280.

Evaluated by:

- ICC ES: www.icc-es.org/reports/index.cfm?search=search
- CCMC: www.nrc-cnrc.gc.ca
- N.Y. City MEA: www.nyc.gov/html/dob/html/codes_and_reference_materials/mea_resource.shtml
- Florida Product Approval: www.floridabuilding.org

*Miami Dade HVHZ: www.miamidade.gov/building/pc-search_app.asp

The data relating to fire- and sound-tested assemblies is based on the characteristics, properties and performance of materials and systems obtained under controlled test conditions as set forth under the appropriate ASTM standard, such as E 119 (fire), E 90 (sound) or E 72 (structural).

**For use in select assemblies.*

Fire-Rated Assemblies

5/8" DensGlass® Fireguard® Sheathing is UL and ULC classified as **Type DGG** and is included in numerous assembly designs investigated by UL and ULC for hourly fire resistance ratings.

In addition, 5/8" DensGlass Fireguard Sheathing is classified as "Type X" in accordance with ASTM C 1177 and may replace 5/8"gypsum sheathing specified as Type X in generic fire-rated wall assemblies. Generic systems in the GA-600 Fire Resistance Design Manual are applicable to the products of any manufacturer, including Georgia-Pacific Gypsum, provided they meet certain standards set forth in such manual, such as Type X gypsum board per applicable ASTM standard with specified thickness and size described in the design. "Type X" as used in this technical guide designates gypsum board manufactured and tested in accordance with specific ASTM standards for increased fire resistance beyond regular gypsum board. Please consult the ASTM standard for the specific product (for example, ASTM C 1177 for glass mat gypsum substrate for use as sheathing) for further information and significance of use.

Proprietary GA-600 Designs: Assemblies listed as proprietary in the GA-600 Fire Resistance Design Manual only list one product per manufacturer and may not include all products referenced in the illustrations below. Please consult the specified UL, ULC, cUL or other fire listing or test for a complete list of approved products.

The following design assemblies are for illustrative purposes only. Consult the appropriate fire resistance directory or test report for complete assembly information. For additional fire safety information concerning DensGlass Sheathing, visit www.buildgp.com/safetyinfo.

1-Hour Fire Rating
Design Reference: UL U305, U337, WHI 495-0702, GA WP 5515

EXTERIOR

30-34 STC Sound Trans.
Test Reference: OR 64-8

Wall Thickness: 4-7/8" (124 mm)

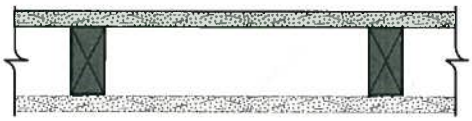
Weight per Sq. Ft.: 7.5 (37 Kg/m²)

Exterior: 5/8" (15.9 mm) DensGlass® Fireguard® Sheathing applied vertically (U337, W301, U305) or horizontally (U305) to 2 x 4 wood studs 16" (406 mm) o.c. with 1-3/4" (45 mm) galvanized roofing nails 7" (178 mm) o.c. for all framing members. Exterior surface covered with weather exposed cladding or finish system.

Interior: 5/8" (15.9 mm) DensArmor Plus® Fireguard® interior panels or 5/8" (15.9 mm) ToughRock® Fireguard X™ applied vertically (U337, U305) or horizontally (U305) to studs with 1-7/8" (48 mm) 6d coated nails 7" (178 mm) o.c. Stagger joints each side.

1-Hour Fire Rating
Design Reference: UL U309, cUL U309, GA WP 3510

EXTERIOR



35-39 STC Sound Trans.
Test Reference: NGC 35-39

Wall Thickness: 4-7/8" (124 mm)

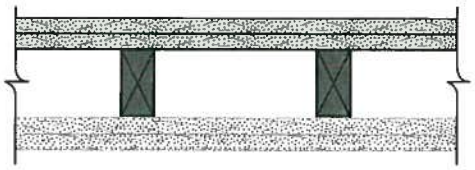
Weight per Sq. Ft.: 7.5 (37 Kg/m²)

Exterior: 5/8" (15.9 mm) DensGlass Fireguard Sheathing applied vertically or horizontally to 2 x 4 wood studs spaced 24" (610 mm) o.c. with 1-7/8" (48 mm) galvanized roofing nails 7" (178 mm) o.c.

Interior: 5/8" (15.9 mm) DensArmor Plus Fireguard or 5/8" (15.9 mm) ToughRock® Fireguard X™ to framing with 1-7/8" (48 mm) 6d coated nails 7" (178 mm) o.c.

2-Hour Fire Rating
Design Reference: UL U301, cUL U301

EXTERIOR



40-44 STC Sound Trans.
Test Reference: NGC-2363

Wall Thickness: 6-1/8" (156 mm)

Weight per Sq. Ft.: 12.5 (61 Kg/m²)

Exterior: Two layers 5/8" (15.9 mm) DensGlass Fireguard Sheathing applied vertically or horizontally to 2 x 4 wood studs 16" (406 mm) o.c. Base layer attached with 1-7/8" (48 mm) galvanized roofing nails 16" (406 mm) o.c. Face layer attached with 2-3/8" (60 mm) galvanized roofing nails 8" (203 mm) o.c. Stagger joints between layers and on base layer of both sides.

Interior: Two layers 5/8" (15.9 mm) DensArmor Plus Fireguard or 5/8" (15.9 mm) ToughRock® Fireguard X™ applied horizontally or vertically to framing. Base layer attached with 1-7/8" (48 mm) 6d cement coated nails 6" (152 mm) o.c. Face layer attached with 2-3/8" (60 mm) 6d cement coated nails 8" (203 mm) o.c. Stagger joints between layers and on base layer of both sides. Sound tested with studs 16" (406 mm) o.c. and nails for base layer spaced 6" (152 mm) o.c.

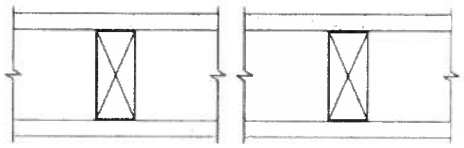
WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3510 | **GENERIC** | **1 HOUR FIRE** | **35 to 39 STC SOUND**

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 24" on opposite sides. **(LOAD-BEARING)**



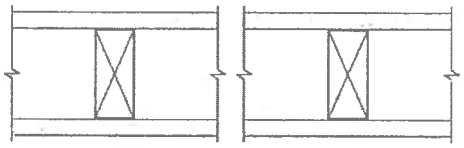
Thickness: 4 7/8"
Approx. Weight: 7 psf
Fire Test: UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314
Sound Test: NGC 2404, 10-14-70

GA FILE NO. WP 3520 | **GENERIC** | **1 HOUR FIRE** | **35 to 39 STC SOUND**

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X plain or predecorated gypsum wallboard applied parallel to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. at joints and top and bottom plates and 3/8" beads of adhesive at intermediate studs.

Joints staggered 24" on opposite sides. **(LOAD-BEARING)**



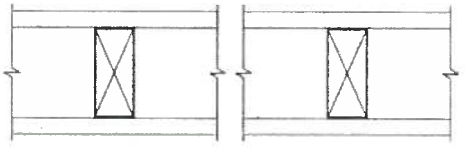
Thickness: 4 7/8"
Approx. Weight: 7 psf
Fire Test: FM WP 90, 8-21-67
Sound Test: G&H NG-246FT, 7-2-65

GA FILE NO. WP 3605 | **GENERIC** | **1 HOUR FIRE** | **30 to 34 STC SOUND**

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X plain or predecorated gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. Joints of square edge, bevel edge or predecorated wallboard may be left exposed.

Joints staggered 16" on opposite sides. **(LOAD-BEARING)**



Thickness: 4 7/8"
Approx. Weight: 7 psf
Fire Test: UL R1319-4, -6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301
Sound Test: OR 64-8, 2-4-64